

6.31.19

GNAN INVESTMENT LLC
201 W. Moore Avenue
Terrell, Texas 75160

April 15, 2025

Via Certified Mail Return Receipt
9589 0710 5270 2418 8480 80

Victor Alfredo Guevara Campos
Isabel Christina Ferren
105 Lake Creek Rd
Mabank, TX 75156

Re: NOTICE OF FORECLOSURE SALE on Thursday, January 2, 2020, by GNAN Investments, LLC (Previous Montvelview LLC), Noteholder of property described in the **Warranty Deed with Vendor's Lien** dated January 2, 2020 executed by Montvelview, LLC to Victor Alfredo Guevara Campos and Isabel Cristina Ferrino Arevalo recorded on November 19, 2020, at Document Number 2020-20501, Official Public Records of Hunt County, Texas; additionally secured by **Deed of Trust** dated January 2, 2020, executed by Victor Alfredo Guevara Campos and Isabel Cristina Ferrino Arevalo to Montvelview, LLC and recorded on November 19, 2020 at Document Number 2020-20502, Official Public Records of Hunt County, Texas

Dear Sir or Madam,

This letter and the accompanying copy of the Notice of Foreclosure sale is being sent to you as a debtor on the indebtedness described in the enclosed notice. Default has occurred in the payment of the indebtedness.

I am enclosing a copy of the Notice of Foreclosure sale, which is being posted on the public notice board of the Henderson Courthouse and in accordance with the provisions of the Deed of Trust.

NOTICE IS HEREBY GIVEN, that on Tuesday, June 3, 2025 at 10:00 AM, or no later than three (3) hours after such time, in Hunt County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE OF THE COURTHOUSE.

FILED FOR RECORD
at 12:40 o'clock P M

Page 1 of 2

MAY 07 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

GNAN INVESTMENT LLC
Letter Re Notice of Foreclosure Sale

April 15, 2025

As of this date, \$29,663.75 in principal, plus any and all unpaid accrued interest thereon and any taxes or insurance paid for by the noteholder, is due and owed. Interest continues to accrue from the date of your last payment on the matured unpaid principal in accordance with the terms of the note until this debt is paid. Additionally, the note and Deed of Trust provide for reimbursement to the noteholder of its reasonable attorneys' fees and any expenses incurred in collecting this debt. You may contact this office at the letterhead address to obtain a complete statement of the balance owed on your debt to the noteholder and to arrange payment of this debt.

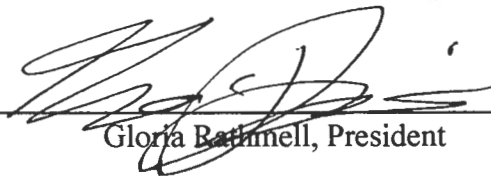
Demand is hereby made that you pay the noteholder the indebtedness now owed that is secured by the Deed of Trust.

You will be able to prevent this foreclosure by paying the noteholder in full before the foreclosure sale for the total amount now owed that is secured by the referenced Deed of Trust, plus the additional interest that accrues to the date of payment, any taxes or insurance paid by the noteholder and all attorneys' fees and costs incurred by the noteholder in collecting on this indebtedness. In the event of the foreclosure sale, you will be liable for any deficiency resulting from the foreclosure sale proceeds being less than the amount owed to the noteholder. You may contact the undersigned about the balance owed on the indebtedness. You are notified that any information you give me will be used in the collection of the debt owed the noteholder.

If you have any questions, you may contact me.

Sincerely,

GNAN INVESTMENT LLC



Gloria Rathmell, President

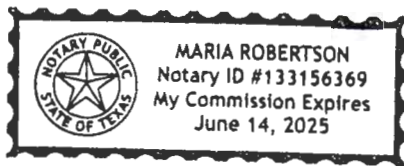
State of Texas

County of Kaufman

Before me Maria Robertson (notary), on this day personally appeared Gloria Rathmell, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand this 1 day of May, 2025.

(Seal)



[Signature]
Notary Public
My Commission Expires: _____